

VILLAGE OF WHITEFISH BAY  
Minutes of Architectural Review Commission  
January 10, 2019

Chairperson - Lauren Triebenbach - Board Members present: Susy Azcueta, Peter Quehl, Charles Buscher, & David Domres. Village Inspector, Joel Oestreich

Meeting came to order at 5:30 P.M.

The **first** item on the agenda is **2023 E. Glendale Ave.** – The proposed project is to include converting the existing attached garage into a first floor kitchen and converting the existing first floor kitchen into mudroom/dining/powder rooms. French sliding doors will replace the existing garage doors and existing garage window openings will be made taller and wider to accommodate new windows. A new French door will be installed at the mudroom entrance. A 20'x22' deep, two-car garage in the Colonial style is proposed for the southeast corner of the property. The exterior of the garage will copy the roof pitch and siding of the existing home. The homeowners and Meg Baniukiewicz, the architect, were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Less concrete-proposed more green space.

Neighbors in attendance: **Susan Obst-2020 E. Glendale**-Supports the project; **Terry Quantance-725 E. Lake View**-Concerned about there being too much concrete; neighborhood patterns-detached garage where all are attached. **After further discussion, Peter Quehl made a motion to approve the plans as submitted. David Domres seconded. A vote was taken and unanimously passed. (5-0)**

The **second** item on the agenda is **5859 N. Shore Dr.** – The proposed project is to construct a one story addition to expand the existing living room and kitchen. The exterior finishes will match the existing house. The homeowner and Patrick Smith, the architect, were present to explain the project while the Board reviewed the submitted plans and video. No discussion keys. No neighbors in attendance. After further discussion, David Domres made a motion to approve the plans as submitted. **Charles Buscher seconded. A vote was taken and unanimously passed. (5-0)**

The **third** item on the agenda is **5225 N. Marlborough Dr.** – The proposed project includes razing the existing house and constructing a new, single family house. The homeowners and Chris Mall & Val Homalka, the builders from Kingsway Homes, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Only front facing attached garage in design area. Garage frontline is not set back from house frontline. Garage stands out too much.

Neighbors in attendance: **Aaron Hoffmans-4725 N. Marlborough**-Thinks it is a good design; design area should just be Marlborough; it's industrial. Thinks front garage is appropriate. **Terry Quantance-725 E. Lake View**-Wonky lot-only 3 houses on Marlborough, not building a huge house; considerate of neighborhood. **After further discussion, Charles Buscher made a motion to table the submitted plans. David Domres seconded. A vote was taken and unanimously passed. (5-0)**

The **fourth** item on the agenda is **507 E. Day Ave.** – The proposed project is to review resubmitted plans to raze the existing house and construct a new two story, single family home, bringing the lot into compliance. The new plans will show the recessed garage and simplified roof lines. New home will allow for more green space and less concrete. Steve Kleist, the owner/builder, was present to explain the resubmitted plans while the Board reviewed them and the video. Discussions keys: Garage not stepped back enough? Porch helps the façade/tall structure will look massive. Two story porch may take attention away from garage; smaller gable over garage would lesson mass of garage. Too much driveway.

Neighbors in attendance: **Jennifer Peltz-4673 N. Lake Dr.**-Bringing up too many properties outside of design area/stick with design guidelines/busy corner, garage should be on the other side. **Terry Quantance-725 E. Lake View**-Garage on corner is big concern, worried a child will be hit by a car. **Dan Stengel-513 E. Day**-No problem with it; other driveways are closer to Lake Dr. than this one/corner has crossing guards. **After further discussion, David Domres made a motion to deny the submitted plans. Peter Quehl seconded. A vote was taken and passed. (1-4)**

**The ARC minutes from the December 20, 2018 meeting were reviewed. David Domres made a motion to approve them as submitted. Peter Quehl seconded. A vote was taken and unanimously passed. (5-0)**

**With no other matters on the agenda, David Domres made a motion to adjourn the meeting at 7:30 P.M. Charles Buscher seconded. A vote was taken and unanimously passed. (5-0)**